



# MORGANTOWN BOARD OF ZONING APPEALS

October 16, 2013  
6:30 PM  
Council Chambers

## **Board Members:**

Bernie Bossio, Chair  
Leanne Cardoso, Vice-Chair  
George Papandreas  
Jim Shaffer  
Tom Shamberger

## **AGENDA**

### **I. CALL TO ORDER AND ROLL CALL**

### **II. MATTERS OF BUSINESS**

- A. Minutes for the September 18th, 2013 hearing

### **III. NEW BUSINESS**

- A. **V13-36 / Sunnyside Properties, LLC / 300 Carson Street:** Request by William Morlino, on behalf of Sunnyside Properties, LLC, for variance relief from Article 1339.04 as it relates to setbacks at 300 Carson Street; Tax Map 20, Parcel 148; B-2, Service Business District. **TABLED**
- B. **V13-49 / Sunnyside Properties, LLC / 300 Carson Street:** Request by William Morlino, on behalf of Sunnyside Properties, LLC, for variance relief from Article 1361.03(P)(1) as it relates to design and performance standards at 300 Carson Street; Tax Map 20, Parcel 148; B-2, Service Business District. **TABLED**
- C. **V13-50 / Sunnyside Properties, LLC / 300 Carson Street:** Request by William Morlino, on behalf of Sunnyside Properties, LLC, for variance relief from Article 1361.03(E) as it relates to transparency at 300 Carson Street; Tax Map 20, Parcel 148; B-2, Service Business District. **TABLED**
- D. **V13-51 / Sunnyside Properties, LLC / 300 Carson Street:** Request by William Morlino, on behalf of Sunnyside Properties, LLC, for variance relief from Article 1361.03(Q)(2) as it relates to minimum parking requirements at 300 Carson Street; Tax Map 20, Parcel 148; B-2, Service Business District. **TABLED**
- E. **V13-52 / Sunnyside Properties, LLC / 300 Carson Street:** Request by William Morlino, on behalf of Sunnyside Properties, LLC, for variance relief from Article 1361.03(O)(5) as it relates to minimum building height at 300 Carson Street; Tax Map 20, Parcel 148; B-2, Service Business District. **TABLED**
- F. **V13-37 / GCF Properties, LLC / 246 and 248 Fife Street:** Request by Lisa Mardis of Project Management Services, on behalf of GCF Properties, LLC, for variance relief from Article 1339.04 as it relates to maximum front setbacks at 246 and 248 Fife Street; Tax Map 26, Parcels 156 and 157; R-3, Multi-Family Residential District.

## **Development Services**

Christopher Fletcher, AICP  
Director

## **Planning Division**

389 Spruce Street  
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- G. V13-38 / GCF Properties, LLC / 246 and 248 Fife Street:** Request by Lisa Mardis of Project Management Services, on behalf of GCF Properties, LLC, for variance relief from Article 1339.04 as it relates to minimum rear setbacks at 246 and 248 Fife Street; Tax Map 26, Parcels 156 and 157; R-3, Multi-Family Residential District.
- H. V13-48 / GCF Properties, LLC / 246 and 248 Fife Street:** Request by Lisa Mardis of Project Management Services, on behalf of GCF Properties, LLC, for variance relief from Article 1351.01(D) as it relates to a curb cut at 246 and 248 Fife Street; Tax Map 26, Parcels 156 and 157; R-3, Multi-Family Residential District.
- I. BA13-01 / Gary Walden / 645 Pennsylvania Avenue:** Request by Edward R. Kohout, on behalf of Gary Walden, for an Administrative Appeal from Article 1373.02(B) as it relates to nonconforming structures at 645 Pennsylvania Avenue; Tax Map 30, Parcel 46; B-2, Service Business District.
- J. CU13-16 / Jared Hartsock / 1450 Earl L. Core Road:** Request by Jared Hartsock for conditional use approval of "Automotive Sales" use located at 1450 Earl L. Core Road; Tax Map 31, Parcel 98.3; B-5, Shopping Center District.
- K. V13-42 / Sheetz, Inc. / 1012 University Avenue:** Request by Robert Franks, on behalf of Sheetz, Inc., for variance relief from Article 1349.04(2) as it relates to setbacks at 1012 University Avenue; Tax Map 28A, Parcel 7; B-4, General Business District.
- L. V13-43 / Sheetz, Inc. / 1012 University Avenue:** Request by Robert Franks, on behalf of Sheetz, Inc., for variance relief from Article 1349.04(B) as it relates to accessory structures at 1012 University Avenue; Tax Map 28A, Parcel 7; B-4, General Business District.
- M. V13-44 / Sheetz, Inc. / 1012 University Avenue:** Request by Robert Franks, on behalf of Sheetz, Inc., for variance relief from Article 1349.08(B) as it relates to location of parking at 1012 University Avenue; Tax Map 28A, Parcel 7; B-4, General Business District.
- N. V13-45 / Sheetz, Inc. / 1012 University Avenue:** Request by Robert Franks, on behalf of Sheetz, Inc., for variance relief from Article 1351.01(C)(2) as it relates to performance standards for parking facilities and curb cuts at 1012 University Avenue; Tax Map 28A, Parcel 7; B-4, General Business District.
- O. V13-46 / Sheetz, Inc. / 1012 University Avenue:** Request by Robert Franks, on behalf of Sheetz, Inc., for variance relief from Article 1365.04(I) as it relates to exceeding maximum parking standards at 1012 University Avenue; Tax Map 28A, Parcel 7; B-4, General Business District.

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- P. V13-47 / Sheetz, Inc. / 1012 University Avenue:** Request by Robert Franks, on behalf of Sheetz, Inc., for variance relief from Article 1367.08(C)(1) as it relates to landscaping at 1012 University Avenue; Tax Map 28A, Parcel 7; B-4, General Business District.
- Q. V13-53 / Sheetz, Inc. / 1012 University Avenue:** Request by Robert Franks, on behalf of Sheetz, Inc., for variance relief from Article 1349.05(A) as it relates to minimum building height at 1012 University Avenue; Tax Map 28A, Parcel 7; B-4, General Business District.
- R. V13-54 / James Watson / 324 Barrickman Street:** Request by James Watson for variance relief from Article 1331.08 as it relates to accessory structures at 324 Barrickman Street: Tax Map 37, Parcel 168; R-1A, Single Family Residential District.
- S. V13-55 / Eve Faulkes / 49 Maple Avenue:** Request by Eve Faulkes for variance relief from Article 1331.08 as it relates to accessory structures at 49 Maple Avenue: Tax Map 36, Parcel 479; R-1A, Single Family Residential District.
- T. CU13-17 / Joe Panico / 507 Beechurst Avenue:** Request by Joe Panico for conditional use approval of an "Off-Site Parking Facility" located at 507 Beechurst Avenue; Tax Map 19, Parcels 46 and 47.1; B-2, Neighborhood Business District.
- U. V13-56 / Joe Panico / 507 Beechurst Avenue:** Request by Joe Panico for variance relief from Article 1361.03 as it relates to minimum fenestration standards at 507 Beechurst Avenue; Tax Map 19, Parcel 46; B-2, Neighborhood Business District.
- V. V13-57 / Joe Panico / 507 Beechurst Avenue:** Request by Joe Panico for variance relief from Article 1361.03(P) as it relates to minimum cladding materials standards at 507 Beechurst Avenue; Tax Map 19, Parcel 47; B-2, Neighborhood Business District.
- W. V13-58 / Joe Panico / 507 Beechurst Avenue:** Request by Joe Panico for variance relief from Article 1361.03(J) and Article 1361.04(C)(4) as it relates to minimum front setback standards at 507 Beechurst Avenue; Tax Map 19, Parcel 47; B-2, Neighborhood Business District.
- X. V13-59 / Joe Panico / 507 Beechurst Avenue:** Request by Joe Panico for variance relief from Article 1347.04 as it relates to minimum side and rear setback standards at 507 Beechurst Avenue; Tax Map 19, Parcel 47; B-2, Neighborhood Business District.
- Y. V13-60 / Joe Panico / 507 Beechurst Avenue:** Request by Joe Panico for variance relief from Article 1347.03 as it relates to maximum lot coverage standard at 507 Beechurst Avenue; Tax Map 19, Parcel 47; B-2, Neighborhood Business District.

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- Z. CU13-18 / Micro Outdoors Adventures, LLC / 1974 Hunters Way:**  
Request by Russ Bonasso, on behalf of Micro Outdoors Adventures, LLC, for conditional use approval of "Billboard Sign" use located at 1974 Hunters Way; Tax Map 44A, Parcel 10; B-2, Neighborhood Business District.

### **IV. ANNOUNCEMENTS**

### **V. ADJOURNMENT**

*If you need an accommodation, please contact us at 304-284-7431.*

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